



**Tioga County Industrial Development Agency**  
**January 6, 2016 • 4:30 p.m. • Ronald E. Dougherty County Office Building**  
**56 Main Street, Owego, NY 13827**

**Agenda**

- 1. Call to Order and Introductions**
- 2. Attendance**
  - A. IDA Board Members
    1. Roll Call: R. Kelsey, A. Gowan, T. Monell and K. Gillette K. Dougherty and J. Nolis
      - a. Absent:
      - b. Excused: K. Gillette
    2. Guests:
      - B. Myers, L. Tinney, M. Sauerbrey, J. Bellis
- 3. Privilege of the Floor**
- 4. Ray Case- Resolution to Acknowledge Service to the TC IDA**
- 5. Correspondence**
  - A. FOIL Requests
    1. McNamee request for PILOT Payments for Owego Apalachin School Dist. 2016-2021-completed.
- 6. Project Updates**
  - A. Crown Cork & Seal USA, Inc.
    1. Wetland Permit
    2. Land Sale Completed 12/18
    3. PILOT Closing Completed 12/18
  - B. Tioga Downs Racetrack, LLC
    1. Update
  - C. E-Site Development Project Update
    1. Update
  - D. Lockheed Martin-
    1. Closing docs signed
    2. Agency Fee received.
  - E. Start Up NY Agreement between the IDA & Binghamton University; Start Up NY Transfer Agreement between the IDA & CPSI
  - F. FedEx Project
    1. Update

RESOLUTION RECOGNIZING RAYMOND P. CASES'S  
DEDICATED SERVICE TO TIOGA COUNTY

Adoption moved unanimously,  
seconded unanimously.

WHEREAS: Raymond P. Case was appointed to the position of Board Member of the Tioga County Industrial Development Agency on March 1<sup>st</sup>, 2014; and

WHEREAS: Raymond P. Case faithfully volunteered his time and was dedicated and loyal in the performance of his duties and responsibilities, thereby earning the respect of his colleagues and peers throughout Tioga County; and

WHEREAS: Raymond P. Case passed away on December 8, 2015 while serving on the Tioga County Industrial Development Agency Board of Directors; therefore be it

RESOLVED: That the Tioga County Industrial Development Agency Board of Directors, on its own behalf, as well as on behalf of the citizens of Tioga County, express sincere gratitude to Raymond P. Case for his dedicated and loyal service to the residents of Tioga County; and be it further

RESOLVED: That this resolution be spread upon the minutes of this meeting and a certified copy be presented to Ray Case's family and loving wife, Joan Case.

Roll Call:

Ayes

Noes

Absent



December 8, 2015

Mr. Haig McNamee  
597 Lisle Road  
Owego NY 13827

**RE: Identify PILOT Payments currently effective with the TCIDA  
Period to cover 2016 - 2020**

Dear Mr. McNamee:

Attached is the Freedom of Information request you filed with the IDA on 11/25/2015. Your request for the items listed below has been approved:

1. Identify PILOT Payments currently effective with the TCIDA for a period to cover 2016 – 2020
2. Records that indicate how funding is distributed amongst school districts

I have attached the information for your review but if you'd like to review additional information, please call me to make arrangements to review the requested information. I can be reached at (607) 687-8259, Monday through Friday, 9:00 a.m. to 5:00 p.m. If you prefer to have copies of these agreement made, the fee is 25 cents per page. Please advise.

You have the right to appeal this decision. If you wish to do so, you must file a written appeal within thirty (30) days of the date of this letter. The appeal must contain the following information: the date and location of a request for records, the records that were denied, and the name and return address of the appellant.

Sincerely,

Bryant R. Myers  
Freedom of Information Officer

DATE: 25 Nov, 2015

TO: FREEDOM OF INFORMATION OFFICER  
TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
56 MAIN ST  
OWEGO NY 13827 or e-mail myersb@co.tioga.ny.us

I HEREBY APPLY TO INSPECT THE FOLLOWING RECORDS:

Those records which identify the amount of PILOT payments for years 2014 thru 2020. Additionally, records which will identify how the amount allocated to schools goes to the various Districts. This of course could be answered as a simply question rather than requiring a record.

Should anything here be vague or ambiguous please call me at 607 687-1249 for clarification.

TIME PERIOD COVERED BY REQUEST IN ORDER TO ASSIST US IN TIMELY RESPONDING TO YOUR REQUEST. *IF NONE GIVEN, WE RESERVE THE RIGHT TO DENY AS TOO BROAD OR BURDENSOME TO COMPLY.*

Stated Above and the second is really a question.

*Haig McNamee*  
SIGNATURE

597 Lisle Road, Owego, NY 13827  
ADDRESS

Press & Sun Bulletin *I do not represent the Press & Sun Bulletin*  
REPRESENTING

\* If requesting by email, the typing of your name shall constitute a valid and legal signature for submission of your request. TCIDA has the right to rely upon the information submitted and shall assume no obligation to verify the "signature" provided. Any submission not utilizing the proper and legal name of the individual requesting the information is subject to denial and/or prosecution.

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**\*\*FOR TCIDA USE ONLY\*\***

✓ APPROVED

- DENIED (For the reasons checked below)
- UNWARRANTED INVASION OF PRIVACY
- RECORD OF WHICH THIS AGENCY IS LEGAL CUSTODIAN CANNOT BE FOUND
- RECORD IS NOT MAINTAINED BY THIS AGENCY
- EXEMPTED BY STATUTE OTHER THAN THE FREEDOM OF INFORMATION ACT
- PART OF INVESTIGATORY FILES
- OTHER (Specify) \_\_\_\_\_

\_\_\_\_\_  
Signature

Freedom of Information Officer  
Title

\_\_\_\_\_  
Date

NOTICE: YOU HAVE A RIGHT TO APPEAL THE DECISION OF THE FREEDOM OF INFORMATION OFFICER, WHO'S DECISION WILL BE IN WRITING AND WILL STATE THE REASONS FOR SAID ACTION. YOUR REQUEST WILL BE GRANTED, DENIED OR ACKNOWLEDGED WITHIN FIVE (5) BUSINESS DAYS FROM THE DATE OF THE REQUEST.

A WRITTEN APPEAL SHOULD BE SUBMITTED TO THE TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY WITHIN THIRTY (30) DAYS OF THE DATE OF DENIAL AND MUST CONTAIN THE FOLLOWING: THE DATE AND LOCATION OF A REQUEST FOR RECORDS; THE RECORDS THAT WERE DENIED; AND THE NAME AND RETURN ADDRESS OF THE APPELLANT.



November 30, 2015

Mr. Haig McNamee  
597 Lisle Road  
Owego NY 13827

Dear Mr. McNamee:

The purpose of this letter is to acknowledge the receipt of your Freedom of Information request dated 11/25/2015.

The IDA will review the requested material and respond with 30 working days.

If you have any questions I can be reached at (607) 687-8259.

Sincerely,

Bryant R. Myers  
Freedom of Information Officer

**TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
ESTIMATED PILOT PAYMENTS TO BE RECEIVED  
PERIOD: 2014-2021**

School/Library Payment Only	2016	2017	2018	2019	2020	2021
Bestbuy	300,391.68	300,391.68	300,391.68	300,391.68	300,391.68	300,391.68
CNYOG-1	2,484,688.21	2,488,701.32	2,512,714.42	2,512,714.42	Taxed at 100%	Taxed at 100%
CNYOG-2	185,568.80	231,311.96	277,055.12	322,798.28	368,541.44	444,284.60
Hadco/Sanmina	120,613.16	128,095.33	135,577.49	135,577.49	135,577.49	135,577.49
Lockheed	3,958.05	3,958.05	3,958.05	3,958.05	3,958.05	3,958.05
231 Main Street	2,339.39	4,614.22	6,889.06	9,163.90	11,438.73	Taxed at 100%
Tioga Downs	4,934.00	7,368.67	9,803.33	12,238.00	14,672.66	17,107.33
Rynone	10,605.78	10,719.53	10,833.28	Taxed at 100%	Taxed at 100%	Taxed at 100%
Owego Gardens	9,765.00	9,960.30	10,159.65	10,362.60	10,570.05	10,781.55
Crown Cork and Seal	189,000.00	189,000.00	189,000.00	189,000.00	189,000.00	189,000.00

Pilot expires in 2020, taxes will be at 100%

Pilot expires in 2020, taxes will be at 100%

Pilot expires in 2019, taxes will be at 100%

Town/County/Recycle/Village/School/Library Payment	2016	2017	2018	2019	2020	2021
Bestbuy	431,212.00	431,212.00	431,212.00	431,212.00	431,212.00	431,212.00
CNYOG-1	3,887,814.47	3,925,911.14	3,964,008.34	3,978,091.37	Taxed at 100%	Taxed at 100%
CNYOG-2	266,053.16	338,624.44	411,195.72	483,767.01	556,311.28	658,909.57
Hadco/Sanmina	179,047.12	190,870.42	202,693.71	202,693.71	Taxed at 100%	Taxed at 100%
Lockheed	3,958.05	3,958.05	3,958.05	3,958.05	3,958.05	3,958.05
231 Main Street	4,004.35	9,031.97	14,059.76	19,087.45	24,115.16	Taxed at 100%
Tioga Downs	7,933.00	13,366.67	18,800.33	24,234.00	29,667.66	35,101.33
Rynone	18,967.73	19,057.43	19,147.10	Taxed at 100%	Taxed at 100%	Taxed at 100%
Owego Gardens	21,700.00	22,134.00	22,577.00	23,028.00	23,489.00	23,959.00
Crown Cork and Seal	300,000.00	300,000.00	300,000.00	300,000.00	300,000.00	300,000.00

Pilot expires in 2020, taxes will be at 100%

Pilot expires in 2020, taxes will be at 100%

Pilot expires in 2019, taxes will be at 100%

**Please note, these are estimates; PILOT Payments are calculated by using the tax rates that are set on an annual basis**

RE: Additionally, records which will identify how the amount allocated to schools goes to the various Districts.

We do not have access to the resources that determine how funding is distributed amongst school districts.

Best regards,

A handwritten signature in black ink, appearing to read "Bryant Myers", written in a cursive style.

Bryant Myers

Tioga County IDA

**Tioga County Industrial Development Agency  
December 2, 2015 • 4:30 p.m. • Ronald E. Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Minutes**

**1. Call to Order and Introductions**

**Chairman Ralph Kelsey called the meeting to order.**

**Meeting Start Time: 4:30**

**2. Attendance**

**A. IDA Board Members**

1. Roll Call: R. Kelsey, A. Gowan, R. Case, T. Monell and K. Gillette K. Dougherty and J. Nolis

a. Absent:

b. Excused: R. Case

2. Guests:

- A. J. Bellis (Larson Design Group), T. Meagher (EVP Blue Rock),  
M. Farmer (Stantec), B. Myers, L Tinney, and Vacri Construction.

**3. Privilege of the Floor**

**None.**

**4. Presentations Move to presentations**

- A. Crown Cork and Seal Project, T. Meagher-EVP Blue Rock,  
M. Farmer-Stantec. –Construction aspects of Crown.  
B. Town of Nichols Waste Water Treatment Plant Upgrades, J. Bellis Larson Design Group, and a  
representative from Vacri Construction. – J. Bellis presented plan for waste water treatment plant  
design and improvements.

**5. Correspondence**

**A. FOIL Requests**

1. SEQR Part 3 requested by Gerri Wiley- Completed by Ruth Fiato  
2. PILOT payment schedule for the Owego Apalachin School District for 2016-2020 requested  
by Haigh McNamee – Sent acknowledgement

- B. Thank You Card from R. Fiato – Acknowledged by board.

**6. Project Updates**

**A. Crown Cork & Seal USA, Inc.**

1. ST-60 and ST-123 Tax Exemption Paperwork Sent 11/9/2015  
2. Property Title  
a. Easements – J. Meagher researching.  
b. Middendorf – J. Meagher matter is cancelled.  
3. Wetland Buffer Permit – Required by DEC, applied for by Crown.

**Motion to approve permit: (1<sup>st</sup> K. Dougherty, 2<sup>nd</sup> J. Nolis)**

Aye: 6

Abstained: 0

Nay: 0

Carried



- B. Tioga Downs Racetrack, LLC
  - 1. ST-60 and ST-123 Tax Exemption Paperwork Sent 11/9/2015
- C. E-Site Development Project Update
  - 1. Update - Owego Gardens – Official Ground Breaking December 10, 2015
- D. Lockheed Martin Closing – Closed November 16 2015
- E. Start Up NY Agreement between the IDA & Binghamton University; Start Up NY Transfer Agreement between the IDA & CPSI – J. Meagher to provide.
- F. FedEx Project Update – All permitting completed, working toward closing on land.

**7. Bank Signature Cards-** Remove Ruth Fiato and Ray Case and add in Bryant Myers and Jan Nolis

**Motion to approve bank signature card changes: (1<sup>st</sup> K. Dougherty, 2<sup>nd</sup> K. Gillette)**

Aye: 6	Abstained: 0
Nay: 0	Carried

**8. Approval of Minutes – November 4, 2015 Regular Meeting Minutes**

**Motion to Approve minutes: (1<sup>st</sup> A. Gowan 2<sup>nd</sup> K. Gillette)**

Aye: 6	Abstained: 0
Nay: 0	Carried

**9. Financial Report**

- A. Reports
  - 1. Balance Sheet
  - 2. Profit & Loss
  - 3. Transaction Detail

**Motion to acknowledge financial reports: (1<sup>st</sup> K. Dougherty, 2<sup>nd</sup> J. Nolis)**

Aye: 6	Abstained: 0
Nay: 0	Carried

**10. Old Business**

- A. Public Authority Accountability Act
  - 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
  - 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
  - 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
- B. Raymond Hadley
  - 1. Subordination Update – Moving forward.

**11. PILOT Updates**

- A. None

**12. NYSEG Gas Main Easement- Owego School, New Maintenance Building**

**Motion to approve any officer's signature on easement: (1<sup>st</sup> K. Gillette, 2<sup>nd</sup> J. Nolis)**

Aye: 6

Abstained: 0

Nay: 0

Carried

**13. Reports**

**A. Railroads**

1. Committee Report (T. Monell, W. Caloroso, R. Case, K. Gillette)

**B. Loan Program**

1. Loan Funds Availability Report

**14. 2015 CFA Awards- Announcement set for December 10, 2015.**

**15. Motion to move into Executive Session pursuant to Public Officers Law Section 105: (K. Gillette, J. Nolis)**

Aye: 6

Abstained: 0

Nay: 0

Carried

**16. Next Meeting – Wednesday, January 6, 2016**

**17. Adjourned Time: 5:53p**

**Tioga County Industrial Development Agency  
EXECUTIVE SESSION MEETING AGENDA**

Date: 12/02/2015

Time 5:54 p.m.

On a motion of K. Gillette, seconded by J. Nolis, the Board of Directors went into Executive Session to discuss:

1. Financial compensation for a particular employee.

Adjourned Time: 6:45 p.m.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**Division of Water, Bureau of Water Assessment and Management**

625 Broadway, Albany, New York 12233-3502

P: (518) 402-8179 | F: (518) 402-9029

www.dec.ny.gov

DEC 15 2015

Ms. Ruth Fiato  
Tioga County Industrial Development Agency  
56 Main Street  
Owego, NY 13827

Subject: Water Quality Improvement Project #: 57057  
Tioga County IDA Wastewater Treatment Plant Expansion

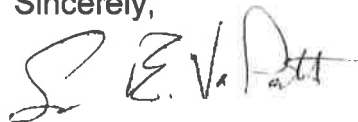
Dear Ms. Fiato:

Thank you for submitting your application through the 2015 Consolidated Funding Application (CFA) for the Water Quality Improvement Project (WQIP) Program.

The New York State Department of Environmental Conservation has completed our review of applications for the WQIP program. Unfortunately, your proposal was not selected for funding.

We appreciate your effort for improving water quality in New York State and look forward to working with you in the future to preserve our natural resources. If you have any questions please contact WQIP Program staff at (518) 402-8179.

Sincerely,



Susan E. Van Patten  
Chief  
Procurement, Communication and  
Partnership Section

Rec'd  
12/18/15  
GH



December 11, 2015

Ruth Fiato, Administrator  
Tioga County IDA  
56 Main Street  
Owego, NY 13827

Re: Empire State Development Grants Program  
Water/Sewer Infrastructure Upgrades, CFA #57695

Dear Ruth Fiato:

Thank you for applying to the Empire State Development Grants Program made available through the 2015 Consolidated Funding Application (CFA).

Empire State Development has completed its review of your project application. Unfortunately, your proposal was not selected for further consideration under the CFA solicitation. This does not preclude you from applying for future CFA funding rounds.

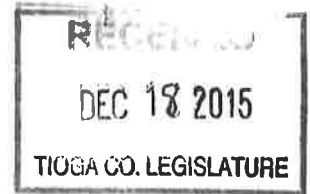
We encourage you to contact your ESD Regional Office to discuss potential improvements to your application. Contact information can be found at <http://esd.ny.gov/RegionalOverviews.html>.

If you applied for funding from other ESD programs or other State agencies, you will receive information from those programs/agencies separately.

Sincerely,

Empire State Development

*Rec'd  
12/21/15  
CH*



December 11, 2015

Ruth Fiato, Administrator  
Tioga County Department of Economic Development & Planning  
56 Main Street  
Owego, NY 13827

Re: Empire State Development Grants Program  
Tioga County IDA E-Site Water System, CFA #50694

Dear Ruth Fiato:

In 2011, Governor Cuomo launched the Regional Economic Development Councils and the Consolidated Funding Application (CFA) to provide each region with the tools to create and implement their own roadmap for economic prosperity and job creation. This community-based model uses local assets to drive local economic growth and has resulted in unprecedented partnerships and collaboration that are building a reinvigorated economy.

After four successful rounds, the 2015 CFA made \$750 million in economic development resources available from over thirty programs across thirteen state agencies. The agency programs provide resources for projects focused on community development and job creation, tourism, waterfront revitalization, energy and environmental improvements, sustainability, and low-cost financing. Empire State Development is proud to have contributed over \$220 million to this year's Consolidated Funding Application.

As announced by Governor Cuomo on December 10, 2015, we are pleased to inform you that the Tioga County Department of Economic Development and Planning has been recommended for an award of up to \$350,000 from the Empire State Development Grants Program. ESD's Southern Tier Regional Office will contact you to clarify specifics about the project in order to issue a formal Incentive Proposal. The Incentive Proposal, which must be signed and returned to ESD, will outline funding requirements, including next steps, disbursement terms, minority- and women-owned business hiring goals, employment requirements, environmental and historic preservation review requirements, and other terms and conditions required by the ESD funding processes. Grant funding is conditioned on approval by the ESD Directors, which typically is requested at the time of project completion, and funds are disbursed in arrears, as reimbursement for expenses undertaken. You are reminded that under the proposed project with ESD, any work performed, or costs incurred, prior to the date on this letter may result in award reductions or possible termination of the project at ESD's discretion.

If you applied for funding from other ESD programs or other State agencies, you will receive information from those programs/agencies separately.

Congratulations, and we look forward to working with you on this important project.

Best regards,

Howard Zemsky  
President & CEO, Empire State Development  
Commissioner, NYS Department of Economic Development

cc: Donna Howell

Rec'd  
12/18/15  
mtt ✓

# Tioga County Industrial Development Agency Balance Sheet Prev Year Comparison

As of December 31, 2015

	Dec 31, 15	Dec 31, 14	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>Restricted Cash Accounts</b>			
Community- Facade Improvement	146,106.40	214,117.14	-68,010.74
CCTC- Industrial Park	12,010.37	12,010.37	0.00
<b>USDA Funds</b>			
CCTC- Loan Loss Reserve	40,367.41	40,348.95	18.46
TSB- IRP 2	98,611.66	76,106.84	22,504.82
TSB- IRP 3	181,423.24	172,472.68	8,950.56
TSB- IRP 4	154,156.91	71,974.53	82,182.38
TSB- RBEG	205,385.97	173,719.65	31,666.32
TSB- marketing	1,496.06	3,615.71	-2,119.65
<b>Total USDA Funds</b>	681,441.25	538,238.36	143,202.89
<b>Total Restricted Cash Accounts</b>	839,558.02	764,365.87	75,192.15
<b>CCTC- CDs</b>			
Infrastructure (391)	127,226.88	126,941.89	284.99
Site Development (383)	128,527.56	128,239.55	288.01
Site Development (878)	252,995.52	252,239.10	756.42
Infrastructure (877)	93,278.77	92,999.88	278.89
Land Acquisition (879)	515,433.53	513,506.34	1,927.19
Capital Improvement (284)	303,366.05	302,116.35	1,249.70
<b>Total CCTC- CDs</b>	1,420,828.31	1,416,043.11	4,785.20
<b>Temporarily Restricted Cash Acc</b>			
TSB- NYSEG	0.00	13,753.81	-13,753.81
Community- Lounsberry	52.75	600,081.00	-600,028.25
<b>Total Temporarily Restricted Cash Acc</b>	52.75	613,834.81	-613,782.06
<b>Unrestricted Cash Accounts</b>			
TSB- checking	211,667.17	33,550.32	178,116.85
TSB- general fund	936,723.82	880,734.36	55,989.46
<b>Total Unrestricted Cash Accounts</b>	1,148,390.99	914,284.68	234,106.31
<b>Total Checking/Savings</b>	3,408,830.07	3,708,528.47	-299,698.40
<b>Other Current Assets</b>			
Allowance for Doubtful Accounts	-75,000.00	-75,000.00	0.00
New York State OEM Funds Receiv	0.00	11,032.21	-11,032.21
FEMA Funds Receivable	0.00	33,096.62	-33,096.62
<b>Commercial Facade Loan Program</b>			
Loan Rec - 2015-06-A	26,341.86	0.00	26,341.86
Loan Rec - 2014-01-A	9,494.04	11,528.52	-2,034.48
Loan Rec - 2015-01-A	17,222.21	0.00	17,222.21
Loan Rec - 2015-02-A	4,752.24	0.00	4,752.24
Loan Rec - 2015-04-A	1,950.00	0.00	1,950.00
Loan Rec - 2015-05-A	21,256.33	0.00	21,256.33
<b>Total Commercial Facade Loan Program</b>	81,016.68	11,528.52	69,488.16
<b>ERP</b>			
Loan Rec 2012-05-E	0.00	972.19	-972.19
Loan Rec 2012-04-E	0.00	1,111.04	-1,111.04
Loan Rec 2012-03-E	0.00	1,111.06	-1,111.06
Loan Rec 2012-02-E	0.00	277.70	-277.70
Loan Rec 2011-11-E	0.00	555.48	-555.48
Loan Rec 2011-10-E	0.00	647.57	-647.57
Loan Rec 2011-09-E	0.00	545.25	-545.25
Loan Rec 2011-06-E	0.00	555.46	-555.46
Loan Rec 2011-02-E	0.00	277.70	-277.70
Loan Rec 2011-01-E	0.00	277.70	-277.70
<b>Total ERP</b>	0.00	6,331.15	-6,331.15
<b>RBEG</b>			
Loan Rec-2012-07-B	0.00	4,822.03	-4,822.03
Loan Rec 2007-01-A	0.00	20,697.53	-20,697.53
<b>Total RBEG</b>	0.00	25,519.56	-25,519.56

**Tioga County Industrial Development Agency**  
**Balance Sheet Prev Year Comparison**  
**As of December 31, 2015**

	Dec 31, 15	Dec 31, 14	\$ Change
<b>IRP 4</b>			
Loan Rec 2015-03-A	13,618.75	0.00	13,618.75
Loan Rec 2013-02-A	7,870.65	10,243.06	-2,372.41
Loan Rec 2010-02-A	0.00	79,539.02	-79,539.02
Loan Rec 2010-01-A	23,149.94	38,533.32	-15,383.38
Loan Rec 2009-03-A	5,805.92	13,746.97	-7,941.05
Loan Rec 2009-02-A	57,851.58	60,051.58	-2,200.00
<b>Total IRP 4</b>	108,296.84	202,113.95	-93,817.11
<b>IRP 3</b>			
Loan Rec 2013-01-A	12,909.88	16,388.96	-3,479.08
Loan Rec 2008-02-A	0.00	9,424.09	-9,424.09
Loan Rec 2007-08-A	46,650.46	52,712.46	-6,062.00
<b>Total IRP 3</b>	59,560.34	78,525.51	-18,965.17
<b>IRP 2</b>			
Loan Rec 2012-08-A	26,742.51	31,281.52	-4,539.01
Loan Rec 2011-03-A	67,323.18	77,040.27	-9,717.09
Loan Rec 2011-01-A	9,878.77	21,109.50	-11,230.73
Loan Rec 2008-02-B	0.00	6,282.45	-6,282.45
<b>Total IRP 2</b>	103,944.46	135,713.74	-31,769.28
Accounts Receivable-OHRY	0.00	13,399.65	-13,399.65
<b>Total Other Current Assets</b>	277,818.32	442,260.91	-164,442.59
<b>Total Current Assets</b>	3,686,648.39	4,150,789.38	-464,140.99
<b>Fixed Assets</b>			
Lounsberry South FA	201,129.16	201,129.16	0.00
Land- Mitchell	58,453.51	58,453.51	0.00
Equipment			
2012 computer upgrade	1,436.88	1,436.88	0.00
2007 computer upgrade	2,019.49	2,019.49	0.00
Equipment - Other	264.00	264.00	0.00
<b>Total Equipment</b>	3,720.37	3,720.37	0.00
Land- Cavataio	2,500.00	2,500.00	0.00
Land-general	200,757.60	200,757.60	0.00
Land-Louns	18,805.00	18,805.00	0.00
Land 434	304,875.18	414,701.18	-109,826.00
Railroad Improvements	1,976,668.74	1,976,668.74	0.00
Z Accumulated Depreciation	-1,090,227.73	-1,090,227.73	0.00
<b>Total Fixed Assets</b>	1,676,681.83	1,786,507.83	-109,826.00
<b>Other Assets</b>			
HUD Loan Program			
L/R 2014-01-A	146,380.02	169,361.43	-22,981.41
L/R 2012-06-A	69,144.18	78,504.35	-9,360.17
L/R 2009-04-A	83,819.70	104,147.78	-20,328.08
<b>Total HUD Loan Program</b>	299,343.90	352,013.56	-52,669.66
<b>Total Other Assets</b>	299,343.90	352,013.56	-52,669.66
<b>TOTAL ASSETS</b>	<b>5,662,674.12</b>	<b>6,289,310.77</b>	<b>-626,636.65</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable			
Accounts Payable	0.00	4,064.27	-4,064.27
<b>Total Accounts Payable</b>	0.00	4,064.27	-4,064.27
<b>Other Current Liabilities</b>			
Accrued Expenses	0.00	590.00	-590.00
Payroll Liabilities	0.02	1,576.42	-1,576.40
PILOT Payments			
Best Buy PP	3.90	600,072.58	-600,068.68
Hadco			
School- Hadco	-0.01	0.00	-0.01
<b>Total Hadco</b>	-0.01	0.00	-0.01
<b>Total PILOT Payments</b>	3.89	600,072.58	-600,068.69
<b>Total Other Current Liabilities</b>	3.91	602,239.00	-602,235.09
<b>Total Current Liabilities</b>	3.91	606,303.27	-606,299.36



**Tioga County Industrial Development Agency**  
**Balance Sheet Prev Year Comparison**  
As of December 31, 2015

	Dec 31, 15	Dec 31, 14	\$ Change
<b>Long Term Liabilities</b>			
Loan Pay- IRP 4	262,079.92	271,701.90	-9,621.98
Loan Pay- IRP 3	232,680.61	242,593.68	-9,913.07
Loan Pay- IRP 2	166,762.37	177,328.09	-10,565.72
Loan Pay- IRP 1	91,369.44	98,642.16	-7,272.72
Tioga County HUD prog			
2014-01-A	146,380.02	169,361.43	-22,981.41
2012-06-A	69,144.18	78,504.35	-9,360.17
2009-04-A	83,819.70	104,147.78	-20,328.08
<b>Total Tioga County HUD prog</b>	<b>299,343.90</b>	<b>352,013.56</b>	<b>-52,669.66</b>
<b>Total Long Term Liabilities</b>	<b>1,052,236.24</b>	<b>1,142,279.39</b>	<b>-90,043.15</b>
<b>Total Liabilities</b>	<b>1,052,240.15</b>	<b>1,748,582.66</b>	<b>-696,342.51</b>
<b>Equity</b>			
Board Designated Funds	1,406,302.63	1,406,302.63	0.00
Opening Bal Equity	304,104.67	304,104.67	0.00
Retained Earnings	2,830,320.81	2,887,370.33	-57,049.52
Net Income	69,705.86	-57,049.52	126,755.38
<b>Total Equity</b>	<b>4,610,433.97</b>	<b>4,540,728.11</b>	<b>69,705.86</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,662,674.12</b>	<b>6,289,310.77</b>	<b>-626,636.65</b>

**Tioga County Industrial Development Agency**  
**Profit & Loss YTD Comparison**  
 January through December 2015

	Jan - Dec 15	Jan - Dec 14	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
FEMA Income	8,185.81	0.00	8,185.81
NYS OEM Funds Income	2,728.59	0.00	2,728.59
<b>Loan Interest Income</b>			
<b>IRP 2</b>			
2012-08-A	1,460.99	1,681.92	-220.93
2011-03-A	3,349.47	4,096.80	-747.33
2011-02-A	0.00	561.26	-561.26
2011-01-A	804.31	1,347.13	-542.82
2008-02-B	119.88	364.31	-244.43
<b>Total IRP 2</b>	5,734.65	8,051.42	-2,316.77
<b>IRP 3</b>			
2013-01-A	695.12	956.36	-261.24
2008-02-A	178.71	546.49	-367.78
2007-09-A	0.00	3,375.68	-3,375.68
2007-08-A	3,412.53	3,172.68	239.85
<b>Total IRP 3</b>	4,286.36	8,051.21	-3,764.85
<b>IRP 4</b>			
2015-03-A	185.27	0.00	185.27
2013-02-A	458.27	589.15	-130.88
2010-02-A	2,541.86	0.00	2,541.86
2010-01-A	1,577.30	2,326.03	-748.73
2009-03-A	539.35	894.37	-355.02
<b>Total IRP 4</b>	5,302.05	3,809.55	1,492.50
<b>RBEG</b>			
2012-07-B	20.09	465.28	-445.19
2007-01-A	1,078.13	1,589.31	-511.18
<b>Total RBEG</b>	1,098.22	2,054.59	-956.37
<b>Loan Interest Income - Other</b>	0.00	7,334.62	-7,334.62
<b>Total Loan Interest Income</b>	16,421.28	29,301.39	-12,880.11
<b>Loan Program Fee</b>			
<b>Facade</b>	1,955.58	522.06	1,433.52
IRP 2	0.00	550.00	-550.00
IRP 3	0.00	150.00	-150.00
IRP 4	292.50	300.00	-7.50
RBEG	0.48	0.17	0.31
VEDA	142.50	800.00	-657.50
<b>Total Loan Program Fee</b>	2,391.06	2,322.23	68.83
<b>Loan Administrative Fee</b>			
IRP 2	2,965.37	5,234.02	-2,268.65
IRP 3	1,622.69	3,518.48	-1,895.79
IRP 4	1,380.05	5,585.03	-4,204.98
RBEG	188.24	935.82	-747.58
<b>Total Loan Administrative Fee</b>	6,156.35	15,273.35	-9,117.00
<b>Program Fees</b>	0.00	1,862.05	-1,862.05
<b>Grants</b>			
ESD Grant - E-Site	13,220.00	16,780.00	-3,560.00
Waverly Trade Center DOT Grant	64,269.00	45,533.25	18,735.75
USDA NRCS Grant Revenue	0.00	30,013.75	-30,013.75
<b>Total Grants</b>	77,489.00	92,327.00	-14,838.00
<b>Interest Income-</b>			
Community- Facade Improvement	97.94	110.24	-12.30
CCTC Loan Loss Reserve Account	18.46	20.16	-1.70
CCTC CD Infrastructure (877)	278.89	725.65	-446.76
CCTC CD Site Development (878)	756.42	964.87	-208.45
CCTC CD Land Acquisition (879)	1,927.19	1,878.88	48.31
CCTC CD Site Development (383)	288.01	450.40	-162.39
CCTC CD Infrastructure (391)	284.99	445.85	-160.86
CCTD CD Capital Improvment(284)	1,249.70	990.45	259.25
Community- Lounsberry	40.43	8.42	32.01
TSB- checking	285.36	294.38	-9.02
TSB-general fund	1,242.15	1,344.20	-102.05
TSB- IRP 2	23.68	17.95	5.73
TSB- IRP 3	49.53	38.11	11.42
TSB- IRP 4	33.63	20.49	13.14
TSB- RBEG	54.73	45.50	9.23

**Tioga County Industrial Development Agency**  
**Profit & Loss YTD Comparison**  
 January through December 2015

	Jan - Dec 15	Jan - Dec 14	\$ Change
TSB- marketing	0.73	1.10	-0.37
TSB- NYSEG	0.68	4.12	-3.44
<b>Total Interest Income-</b>	<b>6,632.52</b>	<b>7,360.77</b>	<b>-728.25</b>
<b>Leases/Licenses</b>			
Lounsberry South - Engelbert	1,000.00	2,000.00	-1,000.00
RR leases	10,388.31	10,809.59	-421.28
<b>Total Leases/Licenses</b>	<b>11,388.31</b>	<b>12,809.59</b>	<b>-1,421.28</b>
<b>OHRy</b>			
freight	121,133.90	145,258.85	-24,124.95
<b>Total OHRy</b>	<b>121,133.90</b>	<b>145,258.85</b>	<b>-24,124.95</b>
<b>PILOT Program Fees</b>			
Crown, Cork & Seal	44,500.00	0.00	44,500.00
Midwestern Pet Foods Inc.	2,500.00	0.00	2,500.00
Nichols Cross Dock LLC	2,500.00	0.00	2,500.00
Owego Garden - Home Leasing	42,500.00	0.00	42,500.00
Tioga Downs	21,158.80	0.00	21,158.80
Lockheed Martin	45,742.95	17,000.00	28,742.95
<b>Total PILOT Program Fees</b>	<b>158,901.75</b>	<b>17,000.00</b>	<b>141,901.75</b>
<b>Total Income</b>	<b>411,428.57</b>	<b>323,515.23</b>	<b>87,913.34</b>
<b>Expense</b>			
Waverly Trade Center DOT Grant	64,269.00	45,533.25	18,735.75
Education			
Fiato	299.00	125.00	174.00
<b>Total Education</b>	<b>299.00</b>	<b>125.00</b>	<b>174.00</b>
Loan Admin Fee			
IRP 2	2,965.37	5,234.02	-2,268.65
IRP 3	1,622.69	3,518.48	-1,895.79
IRP 4	1,380.05	5,585.03	-4,204.98
RBEG	188.24	935.82	-747.58
<b>Total Loan Admin Fee</b>	<b>6,156.35</b>	<b>15,273.35</b>	<b>-9,117.00</b>
Loan Program Expense			
IRP 2	0.00	107.55	-107.55
IRP 4	20.55	184.75	-164.20
RBEG	72.70	0.00	72.70
Marketing	2,717.88	912.77	1,805.11
VEDA Expense	0.00	15.10	-15.10
<b>Total Loan Program Expense</b>	<b>2,811.13</b>	<b>1,220.17</b>	<b>1,590.96</b>
Bad Debts	-10,000.00	68,027.36	-78,027.36
Bank Service Charges			
Check order			
TSB IRP 4	0.00	27.26	-27.26
<b>Total Check order</b>	<b>0.00</b>	<b>27.26</b>	<b>-27.26</b>
Bank Service Charges - Other	25.00	0.01	24.99
<b>Total Bank Service Charges</b>	<b>25.00</b>	<b>27.27</b>	<b>-2.27</b>
conference	1,025.00	509.00	516.00
Copies	227.54	233.54	-6.00
Depreciation Expense	0.00	23,305.31	-23,305.31
Dues and Subscriptions	710.00	960.00	-250.00
E=mt3			
Consultant	0.00	20,000.00	-20,000.00
ESD Grant Pass Thru Expenses	92,607.50	16,780.00	75,827.50
site preparation	0.00	4,000.00	-4,000.00
<b>Total E=mt3</b>	<b>92,607.50</b>	<b>40,780.00</b>	<b>51,827.50</b>
Employee benefit			
IRA	1,578.70	1,680.12	-101.42
<b>Total Employee benefit</b>	<b>1,578.70</b>	<b>1,680.12</b>	<b>-101.42</b>
<b>Insurance</b>			
Travel/Accident (Hartford)	750.00	0.00	750.00
D & O (Philadelphia Ins. Co)	2,934.00	2,945.00	-11.00
Disability (First Rehab Life)	0.00	250.00	-250.00
Employee Dishonesty (Utica)	0.00	622.00	-622.00
Employee Health (SSA)	9,819.14	12,573.34	-2,754.20

**Tioga County Industrial Development Agency**  
**Profit & Loss YTD Comparison**  
 January through December 2015

	Jan - Dec 15	Jan - Dec 14	\$ Change
Property & Liability (Dryden)	7,963.67	7,726.28	237.39
RR Liability (Steadfast)	20,163.15	19,203.00	960.15
WC (Amtrust)	609.00	615.00	-6.00
<b>Total Insurance</b>	<b>42,238.96</b>	<b>43,934.62</b>	<b>-1,695.66</b>
Interest Expense			
Loan Interest			
IRP 1	986.42	1,058.43	-72.01
IRP 2	1,773.28	1,877.88	-104.60
IRP 3	2,425.93	2,524.09	-98.16
IRP 4	2,717.02	2,812.29	-95.27
<b>Total Loan Interest</b>	<b>7,902.65</b>	<b>8,272.69</b>	<b>-370.04</b>
Interest Expense - Other	0.08	7,334.62	-7,334.54
<b>Total Interest Expense</b>	<b>7,902.73</b>	<b>15,607.31</b>	<b>-7,704.58</b>
Lounsberry land	16,550.00	0.00	16,550.00
Office Supplies			
other	1,106.08	291.76	814.32
stationary	1,279.36	0.00	1,279.36
ink cartridges	1,265.95	1,101.35	164.60
Office Supplies - Other	323.76	0.00	323.76
<b>Total Office Supplies</b>	<b>3,975.15</b>	<b>1,393.11</b>	<b>2,582.04</b>
Payroll Expenses	61,756.48	60,068.58	1,687.90
PILOT Program Expenses			
Tioga Downs	-117.88	0.00	-117.88
Lockheed Martin	0.00	217.75	-217.75
PILOT Program Expenses - Other	790.99	0.00	790.99
<b>Total PILOT Program Expenses</b>	<b>673.11</b>	<b>217.75</b>	<b>455.36</b>
Postage and Delivery	504.56	290.86	213.70
Professional Fees			
Administrative Services			
Fiato	292.50	0.00	292.50
Haskell	4,880.00	7,080.00	-2,200.00
<b>Total Administrative Services</b>	<b>5,172.50</b>	<b>7,080.00</b>	<b>-1,907.50</b>
Accounting			
Piaker & Lyons	13,200.00	13,200.00	0.00
Jan Nolis			
internal control services	665.00	1,092.50	-427.50
payroll	445.00	715.00	-270.00
audit	0.00	1,306.25	-1,306.25
bookkeeping	125.00	0.00	125.00
<b>Total Jan Nolis</b>	<b>1,235.00</b>	<b>3,113.75</b>	<b>-1,878.75</b>
<b>Total Accounting</b>	<b>14,435.00</b>	<b>16,313.75</b>	<b>-1,878.75</b>
Legal Fees			
Loan Program Fees	5,358.00	4,496.00	862.00
Monthly Fees	29,041.50	27,562.50	1,479.00
Legal Fees - Other	-7,500.00	0.00	-7,500.00
<b>Total Legal Fees</b>	<b>26,899.50</b>	<b>32,058.50</b>	<b>-5,159.00</b>
Professional Fees - Other	0.00	2,000.00	-2,000.00
<b>Total Professional Fees</b>	<b>46,507.00</b>	<b>57,452.25</b>	<b>-10,945.25</b>
Program Expense			
Façade Improvement Loan Program	576.10	142.65	433.45
<b>Total Program Expense</b>	<b>576.10</b>	<b>142.65</b>	<b>433.45</b>
Property Taxes			
Newark Valley Property	0.00	0.15	-0.15
Berry Road (47)	0.00	294.42	-294.42
Berry Road (46)	0.00	118.02	-118.02
Carmichael Road	0.00	5.55	-5.55
Smith Creek Road	0.00	26.53	-26.53
Glenmary Drive	0.00	14.52	-14.52
Metro Road	0.00	12.10	-12.10
<b>Total Property Taxes</b>	<b>0.00</b>	<b>471.29</b>	<b>-471.29</b>
Repairs			
Computer Repairs	31.25	12.50	18.75
Equipment Repairs	0.00	6.25	-6.25
<b>Total Repairs</b>	<b>31.25</b>	<b>18.75</b>	<b>12.50</b>

## Tioga County Industrial Development Agency

## Profit &amp; Loss YTD Comparison

January through December 2015

	Jan - Dec 15	Jan - Dec 14	\$ Change
<b>Supplies</b>			
Marketing	791.20	1,802.92	-1,011.72
<b>Total Supplies</b>	791.20	1,802.92	-1,011.72
<b>Telephone</b>	114.44	231.05	-116.61
<b>Travel &amp; Ent</b>			
Entertainment	111.68	0.00	111.68
Meals	35.35	0.00	35.35
Travel	245.48	1,259.24	-1,013.76
<b>Total Travel &amp; Ent</b>	392.51	1,259.24	-866.73
<b>Total Expense</b>	341,722.71	380,564.75	-38,842.04
<b>Net Ordinary Income</b>	69,705.86	-57,049.52	126,755.38
<b>Net Income</b>	<b>69,705.86</b>	<b>-57,049.52</b>	<b>126,755.38</b>

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**December 2015**

01/04/16

Accrual Basis

Type	Date	Num	Name	Memo	Amount
<b>Restricted Cash Accounts</b>					
<b>Community- Facade Improvement</b>					
Deposit	12/8/2015			Loan Payment	100.00
Deposit	12/8/2015			December	169.54
Deposit	12/11/2015			Loan Payment	148.51
Deposit	12/15/2015			Loan Payment	277.78
Check	12/18/2015	1020	Ike Lovelass		-1,040.61
Check	12/18/2015	1019	Tioga State Bank a...		-25,301.25
Check	12/18/2015	1021	Tioga County Clerk	County Clerk ...	-135.00
Deposit	12/18/2015			Deposit	100.00
Deposit	12/29/2015			January Pay...	148.51
Deposit	12/31/2015			January Pay...	299.39
Total Community- Facade Improvement					-25,233.13
<b>USDA Funds</b>					
<b>TSB- IRP 2</b>					
Check	12/2/2015	1031	Thomas, Collison, ...	Legal- Nove...	-805.00
Deposit	12/2/2015			Loan Payment	1,002.92
Deposit	12/3/2015			Loan Payment	1,088.88
Deposit	12/8/2015			Loan Payment	500.00
Deposit	12/24/2015			January Pay...	1,002.92
Total TSB- IRP 2					2,789.72
<b>TSB- IRP 3</b>					
Deposit	12/2/2015			Loan Payment	728.81
Deposit	12/11/2015			Deposit	400.00
Deposit	12/30/2015			January Pay...	728.81
Total TSB- IRP 3					1,857.62
<b>TSB- IRP 4</b>					
Deposit	12/2/2015			Loan Payment	1,413.39
Deposit	12/3/2015			Loan Payment	471.78
Deposit	12/11/2015			Loan Payment	706.70
Total TSB- IRP 4					2,591.87
Total USDA Funds					7,239.21
Total Restricted Cash Accounts					-17,993.92
<b>Unrestricted Cash Accounts</b>					
<b>TSB- checking</b>					
Deposit	12/1/2015			HUD Payment	965.61
Check	12/2/2015	5551	Thomas, Collison, ...	Legal Fees - ...	-2,467.50
Deposit	12/2/2015			HUD Payment	4,243.54
Check	12/4/2015	5552	Tioga County Treas...	11/2015 HUD...	-5,209.15
Liability Check	12/4/2015	EFTPS	EFTPS	16-1194974	-2,270.28
Liability Check	12/4/2015	ONLI...	NYS Employment T...		-361.07
Liability Check	12/4/2015	5553	Franklin Templeton		-147.05
Check	12/4/2015	5554	Ruth Fiato	Admin Nove...	-292.50
Check	12/4/2015	5555	Cathy Haskell	Administrativ...	-610.00
Check	12/4/2015	5556	Hartgen Archeologi...		-5,850.00
Check	12/4/2015	5557	Economic Develop...	Advertising R...	-312.50
Check	12/4/2015	5558	Valley Energy, Inc.		-22,000.00
Check	12/4/2015	5559	Bryant R. Myers	Stripend	-394.06
Check	12/9/2015	5560	Bryant R. Myers	12/01/15-12/...	-648.24
Deposit	12/15/2015			OHRV October	9,829.30
Check	12/18/2015	5561	NYS Economic Dev...	2016 Membe...	-750.00
Check	12/18/2015	5563	Economic Develop...	Ink Cartridges	-323.76
Check	12/18/2015	5562	Hometown Bookkee...	November C...	-75.00
Check	12/21/2015	5564	Bryant R. Myers	12/05/2015-1...	-1,216.92
Deposit	12/22/2015			Crown Cork a...	42,000.00
Check	12/29/2015	5565	Variety Studios		-193.00
Check	12/30/2015	5567	Bryant R. Myers	4th Quarter T...	-64.40
Total TSB- checking					13,853.02
<b>TSB- general fund</b>					
Deposit	12/23/2015			Agency Fee ...	31,242.95

2:48 PM  
01/04/16  
Accrual Basis

**Tioga County Industrial Development Agency**  
**Transaction Detail by Account**  
**December 2015**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Total TSB- general fund					31,242.95
Total Unrestricted Cash Accounts					45,095.97
<b>TOTAL</b>					<b>27,102.05</b>

7. **Approval of Minutes – December 2, 2015 Regular Meeting Minutes**
8. **New Business:**
  - A. IDA Claw backs- Newly Passed Law Governor Cuomo
  - B. 2015 CFA/URI Awards- **Reward Notices**
    1. E-Site water URI- Awarded
    2. Upstate Shredding CFA- Awarded
      - a. Grant Agreement
    3. 434 Infrastructure Improvements- Not Awarded
    4. Nichols WWTP WQIP- Not Awarded
9. **Financial Report**
  - A. Reports
    1. Balance Sheet
    2. Profit & Loss
    3. Transaction Detail
10. **Old Business**
  - A. Public Authority Accountability Act
    1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
    2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
    3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
  - B. Signature Cards
  - C. NYSEG Gas/Electric Easement for Owego School
  - D. Façade Program
    1. Motion to approve the email vote for the approval of the Owego Kitchen Loan
11. **PILOT Updates**
  - A. None
12. **Reports**
  - A. Railroads
    1. Committee Report (T. Monell, W. Caloroso, R. Case, K. Gillette)
  - B. Loan Program
    1. Loan Request – Move to Executive Session to Discuss Personal Finances
13. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
14. **Next Meeting – Wednesday, February 3, 2016**
15. **Adjourned**